

**TRANSFER
TAX
PAID**

WARRANTY DEED

011782

~~41-81-2~~
41-86

KNOW ALL MEN BY THESE PRESENTS, that, UNION/FRONT CORP., a Maine corporation duly organized and existing under the laws of the State of Maine with a place of business in the City of Waterville, County of Kennebec and State of Maine for consideration paid by FREDERICK P. GALLANT, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Frederick P. Gallant, his heirs and assigns forever, the following described land located in the City of Waterville, County of Kennebec and State of Maine:

Lot 2 as shown on a revised plan entitled "Amendment of Final Plan of Penny Hill Park Subdivision" recorded in the Kennebec County Registry of Deeds in Plan Book E-97-123, together with all conditions, restrictions, easements and notes contained on said Plan.

The premises are herein conveyed are also subject to utility easements as granted to the Waterville Sewerage District and Kennebec Water District to be recorded with the Kennebec County Registry of Deeds simultaneously herewith. The premises herein conveyed are also subject to a five (5) foot wide storm water drainage easement running along side said Century Drive.

This conveyance is made subject to those covenants and restrictions set forth in the Declaration of Covenants and Restrictions dated November 20, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5275, Page 138 and those covenants and restrictions set forth in the First Amended and Restated Declaration of Covenants and Restrictions dated May 30, 1997 to be recorded with the Kennebec County Registry of Deeds simultaneously herewith.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Frederick P. Gallant, his heirs and assigns, to them and their use and behoof forever.

AND Grantor does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; and it has good right to sell and convey to the said Grantee to hold as aforesaid; and that its successors and assigns shall and will **WARRANT** and **DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Union/Front Corp. has caused this instrument to be signed by John E. Nale, its duly authorized President this 30th day of May, 1997.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Laurie Nale

UNION/FRONT CORP.

By: [Signature]
John E. Nale
President

STATE OF MAINE
KENNEBEC, ss.

May 30, 1997

Personally appeared the above-named John E. Nale, President of Union/Front Corp. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Union/Front Corp.

Before me,

Laurie Nale
Notary Public/Attorney at Law

LAURIE NALE
Notary Public, Maine
My Commission Expires July 7, 2002

RECEIVED KENNEBEC SS.
97 MAY 30 PM 2:45

ATTEST: [Signature]
REGISTER OF DEEDS